



Deerfield Village Voice

Keeping the Homeowner Informed

Volume II, Issue V

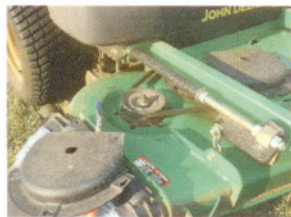
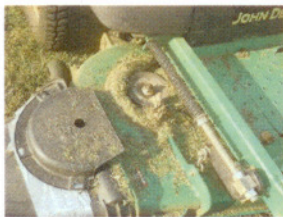
<http://deerfield.ekota.net/index.html>

August 2008

Mowing Tips Quick Training to Let the Mower Last

For those who have mowed, WE REALLY APPRECIATE YOU volunteering your personal time to keep Deerfield Village maintained. Provided below are some steps to help maintain the mower. These should be done after each mowing:

1. Mow very slowly, it's not a race. This is extremely important. It's safer, gives you time to react to obstacles, and minimizes damage should you hit something. Besides, slow mowing makes the grass look better.
2. When turning off the mower, put the throttle in "slow" and slowly pull out then push in the choke as engine shuts down.
3. Remove the black belt guards located on top of the



blade deck and remove debris between the belts and pulleys.



Lift the mower deck plate to access additional pulleys for cleaning.

4. Use a glove, broom, leaf blower or an air compressor to blow off debris (grass clippings, twigs and leaves).
5. After mowing, leave gas in the tank. Jimmy Williamson and Debbie Crouse have the Deerfield gas cans. If you cannot obtain the cans, consider filling up one

of your cans at a gas station, put this gas in the mower, and give Jimmy the receipt for reimbursement.

6. Be mindful of the black pulley guards while mowing. If you notice they have fallen off, try and find them, they are important.
7. Be mindful of the metal caps on the posts holding the front small wheels, if they fall off, try and find them.
8. Look at the tires, particularly the rear ones for any loss of air.
9. Please report any issues with the mower to a Board of Director.

Thanks again for volunteering. Following these guidelines will help extend the life of the mower and keep maintenance costs down.

Wildlife: Ground hogs!

Yeah, I know, booooring but they are out there being menaces and can be dangerous. I'm sure at one time or another you have driven or stepped into their burrows.



Ground hog, *Marmota monax*.

1. **Size:** 17 to 26 inches long, 4.5 to 9 pounds
2. **Coat:** covered with two coats of fur: a dense gray undercoat and a longer coat of banded guard hairs that give the groundhog its distinctive "frosted" appearance
3. **Physique and Characteristics:** short, powerful limbs and curved, thick claws, they are well adapted for digging. Their natural impulse is to kill and they have to be raised in captivity and socialized to become cuddly, like Phil on "Groundhog Day,"
4. **Diet:** eat grubs, grasshoppers, insects, snails and other small animals.
5. **Life span:** two to three years, ground hogs raised in captivity can live up to six years
6. **Breeding:** breed in their second year, but a small proportion may breed in their first year, where the breeding season extends from early March to mid or late April, after hibernation. A mated pair remains in the same den throughout the 28 to

7. **32-day gestation period.**
Birth: as birth of the young approaches in April or May, the male leaves the den. One litter is produced annually, usually containing 2-6 blind, hairless and helpless young. Young ground hogs are weaned and ready to seek their own dens at five to six weeks of age.
8. **Sleeping patterns:** burrows for sleeping, rearing young, and hibernating. They are at their maximum weight before hibernating and can hibernate up to three months throughout the winter.
9. **Predators:** wolves, coyotes, bobcats, bears, hawks, and owls. Snakes eat the young ones. Humans tend to hunt them for sport, which controls their numbers. Ground hogs look up from their feeding on an average of once every 12 seconds, and spend up to 20% of their time sitting erect on their haunches, scanning their surroundings for approaching predators.
10. **Living Environment:** several individuals may occupy the same burrow. Groundhog burrows usually are just below the frost-line for warmth, in wooded areas, and have two to five entrances, providing ground hogs their primary means of escape from predators. Burrows are particularly large, with up to 45 feet of tunnels buried up to 5 feet underground, and can pose a serious threat to agricultural and residential development by damaging farm machinery and even undermining building foundations
11. **Diseases:** Rabies may also spread through exposure to infected domestic farm animals, pets, such as dogs or cats through interactions with ground hogs. Often harbor bacteria that have been associated with lethal pneumonia. It is significant that a high incidence of bronchopneumonia is common in ground hogs in late winter and early spring, after hibernation; it could be that the moist, unventilated conditions in the underground dens help the disease flourish. Ground hogs also suffer from other diseases, among them the hepatitis B virus. In all probability, underweight or undernourished ground hogs are more susceptible to these diseases.

Changes to the POA Board and Officers

Bill Krumenacker, the Deerfield POA President, resigned so that he can relocate to Virginia. Likewise, Rob Noll resigned as secretary to attend to family matters and job demands. Both of these individuals contributed significantly to leading and proposing changes to operations of the POA.

To fill these vacancies, the board unanimously elected Patty Wilmoth as secretary, who held this position previously, and Debbie Crouse, of the Streets and Grounds

Committee, as President. Charlene, of Lot 35, who ran during the previous election, was elected to fill a vacant board member position.

Thanks Rob and Bill for volunteering and being committed to the Deerfield Village POA. Thank you Patty, Debbie and Charlene for volunteering your time and energy too.

Pathfinder Circle Improvement!!!

Amy Campbell filled out the circle improvement forms, gathered homeowner signatures and Amy and Trudi Tooke researched nurseries, selected plants and enlisted the help of



Amy, Margaret, Steve and Jan spreading mulch on a hot day. Trudi took a break to snap the shot.

a couple homeowners to add landscaping to the circle on Pathfinder Court. Paul Wilmoth located and transported the boulders. Steve, Kaileena and Amy Campbell, Jan and Trudi Tooke and Margaret Kubitschek spread the mulch. To allow the grass killer that was applied before mulching, chemical time to dissipate, planting will begin late October.



The plants used are either drought resistant and/or sun-tolerant. A little maintenance establishes the plants and allows the plants to flourish. Landscaping the circle improves the appearance of the community and helps to raise property values. Thank you Paul, the Campbells, the Tookes and Margaret for your efforts making Deerfield more aesthetic!

If homeowners are interested in improving their respective circles, visit <http://deerfield.ekota.net/resources.html> and complete a circle improvement form. The Deerfield Village Property Owners Association Board of Directors approved three circle designs. The Pathfinder homeowners selected circle design #3.

First Movie on the Green



Night with Nim Behind Lot 10

The Social Committee met to discuss social activity plans for Deerfield Village. One idea was that of a movie night outside, like a drive-in. The Social Committee enlisted the assistance of Mike and Marilyn Katterjohn to use their inflatable 12-foot screen, projector and DVD player. The Social Committee decided to do a test run behind Lot 10. On August 9, Mike worked extremely hard to transport and set up the equipment. Several families were invited to watch Nim's Island, starring Jodie Foster. The Campbell, Longnecker and Katterjohn families and Margaret Kubitschek watched the movie on a clear moonlit night. The families provided feedback that the showing was fantastic. One recommendation was to bring warm clothing as the nighttime dew made things a little chilly.

A special thanks goes to the Katterjohn family, for all the hard work loaning and setting up the equipment.

The Social Committee has the following activities planned:

- Movie on the Green on September 12 behind Lot 10,

- Oktoberfest on October 4,
- A Halloween Celebration on October 25.

Thank you Social Committee (Andrea, Amy Trudi and Marilyn) for volunteering to bring family activities to Deerfield Village.

From the Social Committee

Amy Campbell
Marilyn Katterjohn
Andrea Longnecker
Trudi Tooke

The newly established Social Committee would like to determine if there are enough interested participants to create a meal program for our friends and neighbors in Deerfield Village. The Social Committee's goal would be to provide a week worth of dinners to a family in need (i.e., death, illness, new babies, new/departing neighbors . . .). If you would be interested in supporting this effort, please contact Andrea Longnecker (304-876-8782, javamama@citilink.net) so that a list of neighbors helping neighbors can be developed.

Pruning Party

Mark your calendars to prune apple trees behind Lot 11.

It is extremely difficult to mow the orchard behind Lot 11. Low limbs have grown because the trees have never been pruned and the size of this orchard section is quite large. The Deerfield POA is asking for several volunteers to help with this task. The planned pruning date is Saturday, November 8, 2008. The reason for pruning in the fall is to prevent the spread of fire blight, a disease that affects apple trees and is easily transmitted in a warm and humid environment. If you have a chainsaw and safety equipment (safety glasses, ear protection, gloves), please bring them. If you do not have a chainsaw, still come, we need help dragging the limbs to a designated area so that Paul can use a chipper to grind down them down. Contact Steve Campbell (304-876-1602, sjcampbell2@comcast.net) for questions you may have.

Chippin' In. . .

The appearance and operations of Deerfield Village are highly reliant on homeowners volunteering their time and energy. Although volunteers are few and far between, so far, this approach has been relatively effective. However,

donating a little time and effort in helping the Deerfield Community goes a long way in the big scheme of things. It does not necessarily mean mowing, plowing, pruning, belonging to a board or committee. For example, Jan Tooke filled up his wheel barrow with water and watered the weeping willow planted in the water retention area and the tree in the Pathfinder circle. Also, on several occasions, Amy Campbell, Margaret Kubitschek and Denice Childs have swept gravel from the street. Jimmy Williamson and Debbie Crouse have pulled weeds out of the walking trail. Patty Wilmoth and Debbie have swept and cleaned the mailbox shelter.

Next time when you walk the trail, carry a trash bag with you and pick up litter or pull weeds or carry a rake and rake a portion of the trail. Consider adopting a tree in the common grounds near your home and take care of it. Pruning and maintaining a group of apple, fruit or cherry trees behind your house is a great start.

Doing these simple tasks takes a little time and has a collective positive impact on Deerfield Village.

Concrete Prevents Trail Erosion!!



Concrete walk behind Lots 13 and 14.



Forming a new walk behind Lot 13



Walk near water treatment facility.

Recognition and thanks to Paul Wilmoth and D.L. Lewis Construction for donating the material and labor to install concrete walkways in the erosion areas of the walking trail. Your generosity and efforts helped preserve the trail in these troubled areas. Thanks again!

JUI Rate Increase Update

New Board member, Charlene of Lot 35 has been monitoring activities regarding Jefferson Utilities Incorporated (JUI's) proposed rate increases that have been presented before the Public Service Commission of West Virginia (PSC). Charlene has done an outstanding job at keeping the POA abreast of matters related to this topic. This is a very dynamic situation and evolving very rapidly.

At issue is increasing the already exorbitant water rate of Deerfield Village homeowners' and other homeowners' serviced by JUI with the potential of continuing to increase the rates, without appropriate justification, in subsequent years. This can be done without proper representation to ameliorate the situation.

This is a complex issue that includes several separate-but-related cases:

1. Gap View residents' legal battle to stop JUI from forcing them to pay for a \$600,000 pipe line from Walnut Grove to Meadow-brook;
2. Jefferson County Rate Case which includes a class cost of services study - this is the one we care about most;
3. Mountain Water Systems - apparently the mountain water systems are extremely outdated, inadequate and unsafe.

In JUI's April 11, 2008, Rule 42A application to increase water rates and charges, it reflected a going level net loss of \$537,841 and a cash flow deficit exceeding \$412,000. JUI stated that it expects to continue to suffer a cash flow emergency in connection with providing water service to its customers, which jeopardizes its ability to continue to adequately supply water service to the public. JUI stated that it has incurred substantial debt, requiring payment of principal and interest, and requested that the Commission include its principle and interest requirements in its cash flow analysis. Additionally, JUI requested an interim/emergency rate.

On May 29, 2008, the Deerfield Village POA filed a Motion to Intervene in this proceeding. The Motion also set forth that the residents of Deerfield Village were opposed to any rate increase requested by JUI.

On August 7, 2008, Deerfield Village was granted intervener status in the rate case. Mr. Peter Appignani, who is a homeowner in one of the affected subdivisions and who decided to organize the communities in hopes that these entities could get the Jefferson County Commission (JCC) to provide an attorney/accountant with PSC experience to represent us. Pete, like so many of us, reviewed the protests of individuals from various communities and realized that the problem with JUI was not isolated within his development but that JUI has a history of providing poor service at inflated costs (according to the protests).

Similarly, on August 7, 2008, the PSC allowed JUI an 11.8% water rate increase. **Now the monthly minimum water charge for Deerfield Village homeowners is \$73.00.**

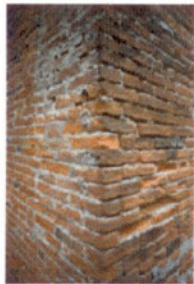
When Pete presented the letter, requesting of the JCC to provide legal/accounting resources to support the affected water systems, including Deerfield Village, he had the full support of all of the communities and represented all of us. Fortunately, because of emails sent by several homeowners, the JCC voted and on Thursday, August 14, 2008, by a three to two-vote voted to hire the accountant and lawyer "initially" for a first phase of \$2500.

Reminder... Slow Down!!

There are many kids in the area. Please obey the posted speed limit of 20 miles per hour in Deerfield Village.



Also, please slow down near the mailbox shelter. There have been reports where children have nearly been hit by a car. These drivers did not anticipate them to come out of the mailbox shelter.



Committee Corner

In the interest of voicing opinions of Deerfield Village POA Board, this section was created.

Jimmy Williamson submitted the following opinion . . .

What kind of a homeowner are you?

Within the Deerfield Village Property Owners' Association is a Board of Directors that runs the "business of the association." The Board of Directors is elected by the residents of Deerfield Village. The Board gives of their time to help maintain all our property values and make Deerfield Village a better place to live. The job is similar to elected officials at the city, county, state and national levels of government. They are elected to the position, they must make tough decisions, they get "yelled at" when the decisions they make are unpopular and receive little praise when determining what's best for the community. There may be times when residents in Deerfield Village are not satisfied with the decisions made by the Board. If you are not attending Board meetings, or reading the minutes, to find out what's going on and "grumbling," that is no

different from the person that complains about elected officials but does not vote.

Deerfield Village is a unique community. It's small with only a few homes and a fairly large "common" area. Everyone is obviously responsible for their own property, but we all are responsible for the common area that we all own together. The Board is very concerned that they do what is in the best interest of the whole community; we encourage residents, as a whole, to become interested, and involved, in all activities of Deerfield Village. We are hopefully making decisions based on the good of the community and not slighting or favoring any individual. As a responsible homeowner, you should be aware of the Board's activities and voice any concerns - you are encouraged to get involved. You are invited to all Board meetings, where you may go on record stating your concerns and offer viable solutions; you are encouraged to volunteer to help keep the common area in good shape; volunteer to serve on a committee such as the social committee to enable the residents to become better acquainted with each other.

So what type of homeowner are you - or do you want to be?



More than five million people have participated in Life Line Screening's ultrasound that can determine your risk for stroke caused by carotid artery disease, abdominal aortic aneurysm and other vascular disease. Cardiovascular disease is the #1 killer in the United States of both men and women - and a leading cause of disability. Insurance companies typically will not pay for screenings unless there are symptoms. Unfortunately, 50% of stroke victims have no symptoms.

Please consider having these painless life saving screenings. Socks and shoes are the only items that will be removed. The screening should take about an hour. We want you around for a long time:

When: September 12, 2008

Where: War Memorial Building in Shepherdstown

Cost: \$139.00

Contact: 1-800-395-1801 for appointment

Quotable . . .

We're all proud of the communities that we've built and are a part of, but we shouldn't accept lost time and unnecessary stress when traveling in them.

- Melissa Bean